

**MINUTES
COLUMBUS PLAN COMMISSION MEETING
OCTOBER 5TH, 2005 AT 4:00 P.M.
CITY COUNCIL CHAMBERS, CITY HALL
123 WASHINGTON STREET
COLUMBUS, INDIANA**

Members Present: Dave Fisher (President), Jack Heaton, Joan Tupin Crites, John Hatter, Pat Zeigler, Rob Kittle, Rick Colglazier and Mark Gerstle.

Members Absent: Dave Bonnell, Steve Ruble and Tom King

Staff Present: Jeff Bergman, Heather Pope, Sondra Bohn, Laura Thayer, Thom Weintraut, and Alan Whitted (Deputy City Attorney).

CONSENT AGENDA

Minutes of the September 7th, 2005 meeting.

Motion: Ms. Zeigler made a motion to approve the minutes. Ms. Tupin-Crites seconded the motion and it carried unanimously by voice vote.

OLD BUSINESS REQUIRING COMMISSION ACTION

PUDF-05-07: COLUMBUS CROSSING SHOPS – is a request by Midland Atlantic Development for Final PUD to construct an 18,300 square foot commercial center, associated signage, parking, landscaping, lighting, and other infrastructure. The property (Lot 1B in Columbus Crossing Subdivision) contains 3.05 acres and is located on the south side of State Road 46, east of Carr Hill Road in the City of Columbus.

Ms. Pope presented the staff report on this request.

Mr. Jeff Rocker, Attorney and Aaron Boyle, owner of the property, represented the petitioner.

Mr. Rocker showed slides to the Commission of the proposed site from different angles. He stated that this was a multi-tenant building. Mr. Rocker stated the building would be quick brick, which is in keeping with the material used on the existing buildings located in this PUD. Mr. Rocker stated that sufficient landscaping has been proposed at this site. He stated that the landscaping would compliment the Centra Credit Union, and they have added an additional island at this site to break up the parking field. Mr. Rocker stated the dumpster would be enclosed with the same material that is used for the building and landscaping would screen it from the roadways. He stated that additional trees would be placed in the front sidewalk area set in a mulch bed. Mr. Rocker stated that bike racks would be installed for use on the site. He stated that sidewalks would continue down the access road to the State Road 46 sidewalk. Mr. Rocker stated they are proposing signage for each tenant not to exceed the less of 200 sq. feet or 15% of the building façade occupied by that tenant.

Mr. Fisher asked if the landscaping plan meets staff approval. Ms. Pope stated that this is consistent with the landscape section of the zoning ordinance.

Mr. Fisher asked if the proposed signage meets with staff's approval understanding that the original Columbus Crossing PUD did not address a multi-tenant complex. Ms. Pope stated that the 200 square feet maximum is part of the Columbus Crossing PUD; the 15% per tenant wall maximum is part of the current sign ordinance. Staff is satisfied with the petitioner's proposal to provide consistency throughout the business districts along SR 46.

Mr. Fisher opened the meeting to the public.

There was no one to speak for or against this request.

Mr. Fisher closed the meeting to the public.

Mr. Bergman stated that what is proposed is consistent with the preliminary PUD and the intent of the development. He stated it was consistent with the comments from the Front Door Committee. He stated staff would recommend approval with the following conditions: (1) Bike parking should be redesigned to be part of the sidewalk area or on a curbed island with landscaping, (2) A larger detail of the landscaping along both fronts of the building should be provided, (3) Add to the signage provision that there will be no signage allowed on the tenant exterior wall. Other signage was approved as proposed, and (4) Restrict the storm water discharge from the site to a maximum of 8.63 cfs for a 10-year rainfall event.

Motion: Ms. Zeigler made a motion to approve this request with the following conditions: (1) Bike parking should be redesigned to be part of the sidewalk area or on a curbed island with landscaping, (2) A larger detail of the landscaping along both fronts of the building should be provided, (3) Add to the signage provision that there will be no signage allowed on the tenant exterior wall. Other signage was approved as proposed, and (4) Restrict the storm water discharge from the site to a maximum of 8.63 cfs for a 10-year rainfall event. Ms. Joan Tupin-Crites seconded the motion and it carried with a vote of 7-0.

Mr. Heaton arrived at this time.

SU-05-15: PARKSIDE BAPTIST CHURCH – is a request by Parkside Baptist Church to approve a major modification to a special use site plan to construct a sanctuary addition of 12,850 square feet, associated landscaping, signage, parking and other infrastructure. The property contains 6 acres and is located at 1780 Rocky Ford Road in the City of Columbus.

Ms. Thayer presented the staff report on this request.

Mr. Mark Daugherty with Daugherty Design Plus and Pastor Bill Bailey of Parkside Baptist Church represented the petitioner.

Mr. Daugherty stated there is a sidewalk located on Rocky Ford Road. He stated it had been installed during the last expansion of the church and they would be installing one on Parkside Drive. He stated the site plan has been changed several times in response to the neighbors and staff. He stated that the landscape points exceed the amount required by the ordinance. Mr. Daugherty stated that many different types of buffering would be installed between the church and residential area.

Mr. Daugherty stated that they are working to develop a lighting plan for the parking lot. He stated that they would try to develop a plan that would meet the 0.1-foot candle or less requirement at the property line. He stated the supplier that they are working with has not been

able to adjust his computer program so that the shield that is being used will achieve this photometric effect.

Mr. Fisher asked if the final drainage plan will it meet the criteria that is required. Mr. Daugherty stated yes. He stated that they were working closely with the City Engineer on this project and would be installing numerous dry wells at the site.

Mr. Fisher opened the meeting to the public.

Mr. Fisher read into the record letters from C. Richard Allegree, Brigitte & Richard Halvorsen, Jon & Linda Guckenbeger, and Karen Stewart. They expressed concerns regarding the drainage in the area, privacy in their yards, the amount of light shining into their houses in the evening, traffic flow, security, and adequate buffering between the houses and the parking lot.

Ms. Karen Stewart expressed concern regarding the traffic pattern at the church and the parking lot.

Mr. Fisher closed the meeting to the public.

Ms. Zeigler asked what landscaping was planned for the west side of the existing sanctuary. Mr. Daugherty stated that the neighbors have opaque fences that start at the south end of the existing sanctuary and past the existing building. Ms. Zeigler stated that when the landscape plan was changed there were four large deciduous trees on the west side of Rocky Ford Road that are not shown on this new plan. Mr. Daugherty stated there was a problem with the power lines.

Ms. Tupin-Crites asked if consideration was given to no parking along the west side where the neighbors are located. Mr. Daugherty stated the parking lot was existing. He stated with the lot being so narrow it is difficult to restrict parking. He stated people would be coming from all directions to enter the church at various locations.

Mr. Fisher asked about the lighting plan that is being proposed. Mr. Daugherty stated that the lights would be on only as needed. There is no intent to light it every night and lighting will only be used when they have meetings or other events.

Mr. Fisher asked if the traffic from the soccer field would be allowed to use the parking lot on the north side. Mr. Bailey stated that at one time, there was access to the lot and it was closed due to damage to the grass.

Mr. Kittle stated that it would appear that the church has made an effort to address the neighbors concerns. He asked if there were any outstanding issues except the drainage plan that has not been addressed. Ms. Thayer stated that a lighting plan would need to be submitted for approval.

Mr. Bergman stated that staff would recommend approval of this request with the final drainage plan and a photometric lighting plan showing 0.1-foot or less foot-candles at the property line be submitted to planning and engineering staff.

Motion: Mr. Colglazier made a motion to approve this request with a drainage plan and the photometric lighting plan showing 0.1 or less foot-candles at the property line must be submitted to planning and engineering staff. Mr. Kittle seconded the motion and it carried with a vote of 8-0.

NEW BUSINESS REQUIRING COMMISSION ACTION

Ms. Tupin-Crites left at this time.

PUD-05-09: SHADOW CREEK FARMS – is a request to approve a major modification to the Preliminary PUD to allow the modification of the Phasing Plan. The PUD consists of 313 acres and is located on the southeast corner of the intersection of County Road 200 South and County Road 225 West in the City of Columbus.

Ms. Thayer presented the staff report on these request.

Ms. Judy Weerts Hall, Land Use Planner with Stephen D. Mears and Steve Cook, Land Development Manager for Beazer Homes represented the petitioner.

Ms. Weerts Hall stated the Phasing Plan had been amended three years ago. She stated that they had agreed that the first phase of the park would be done concurrently with Section 3 of the development and the second phase of the park would be done with Section 5. Ms. Weerts Hall stated that the park would be offered to the City of Columbus Parks Department if they were interested. She stated they had talked with Parks Department numerous times over the years and determined that they were not going to accept the park. The park will stay as part of Beazer Homes and then be transferred to the Homeowners Association for the residences. She stated that the first phase of the park has not yet been done and what Beazer would like to do is build the park at one time. They do currently have an amenities area there for the residents, which has a recreation building and playground equipment and swimming pool. She stated they would like to have the large green space available to the residents also. She stated that was the reason that Beazer would like to amend the phasing plan so the entire park can be done at the same time. In order to this, they need to shift some lots from Section 5 to Section 4. Those lots are adjacent to the park area. She stated they are proposing to do the park immediately and get it in before the winter. She stated they would like to move the dirt into Section 4 rather than move it twice.

Ms. Weerts Hall stated that there is a trails system proposed around the perimeter of the park and there is a trails system proposed from the park to the amenities area, then from the amenities area to the eastern part of Section 4.

Mr. Fisher asked if the basketball court and a ball diamond would be incorporated into the park when it is developed. Mr. Cook stated yes, but it would be a soccer field, rather than a basketball court.

Mr. Colglazier asked what the time line was on the trail systems. Ms. Weerts Hall stated the pedestrian trails would be developed as the park develops. The other trails will be developed as part of Section 4.

Mr. Kittle asked what phases have been developed. Ms. Weerts Hall stated that Sections 1 & 2 are completed and they are in Section 3 at the present time.

Mr. Heaton asked what percent of the construction is complete at the present time. Mr. Cook

stated that they are not half way finished.

Mr. Fisher opened the meeting to the public.

Mr. Charles Cedar expressed concern that the amenities area is not large enough for the subdivision. He stated the swimming pool, playground and basketball court were not adequate. He stated the basketball court was used for parking.

Mr. Chad Russell expressed concern regarding the tennis court not having a fence.

Mr. Fisher closed the meeting to the public.

Mr. Fisher suggested that Beazer Homes and the homeowners in the audience set up a meeting to discuss issues that would pertain directly to the residences that are located in this subdivision.

Mr. Fisher stated that the developer is asking to modify the plan to allow the park to be built at one time. He stated the practical reason is that some of the dirt can be used for development.

Mr. Bergman stated that staff would recommend approval of this request with the following conditions: (1) Construction of the park shall be completed before Section 4 is commenced, (2) Section 4 shall also include the green space between the park and the amenities area, and between the east portion of Section 4 and the amenities area. Pedestrian/bicycle trails shall be constructed in these green spaces as part of Section 4.

Motion: Mr. Heaton made a motion to approve this request with the following conditions: (1) Construction of the park shall be completed before Section 4 is commenced, (2) Section 4 shall also include the green space between the park and the amenities area, and between the east portion of Section 4 and the amenities area. Pedestrian/bicycle trails shall be constructed in these green spaces as part of Section 4. Mr. Gerstle seconded the motion and it carried with a vote of 7-0.

Mr. Gerstle left at this time.

PUD-05-10: SHADOW CREEK FARMS – is a request to approve a major modification to the Preliminary PUD to delete restrictions on the timing of construction based on lot sales in previous sections (Condition 2). The PUD consists of 313 acres and is located on the southeast corner of the intersection of County Road 200 South and County Road 225 West in the City of Columbus.

Ms. Thayer presented the staff report on the request.

Ms. Judy Weerts Hall, Land Use Planner with Stephen D. Mears and Steve Cook, Land Development Manager for Beazer Homes represented the petitioner.

Ms. Weerts Hall stated it was their goal to add some new housing products and designs to this subdivision. She stated there was a need for these new lot widths and in order to start offering some new products the new lots will need to be brought on line. Ms. Weerts Hall stated that was why they would like to do away with the 75% lot sales condition. She stated that the public and private improvements for the previous phase shown on the approved plan would be completed and accepted by the City of Columbus before final approval is given for the plat for the next phase. She stated that the only infrastructure item where that is a problem is sidewalks. She stated that typically sidewalks are not constructed until after the house is built. She stated that

the sidewalk usually is destroyed if it is installed first. Ms. Weerts Hall asked if sidewalks could not be included in the public improvements that have to be completed as part of the previous section. Ms. Weerts Hall stated that the sidewalks would be bonded.

Ms. Zeigler asked if Shadow Creek Boulevard was finished to County Road 150. Ms. Weerts Hall stated no, but there are two access points on County Road 200 South. Ms. Zeigler wanted to know if the streets are installed in the section that is being developed before construction begins in the next section. Ms. Weerts Hall stated that with the exception of sidewalks, the infrastructure would be completed before moving on to the next section.

Mr. Heaton asked for comments from the City Engineer on infrastructure. Mr. Bergman stated that there was considerable input in the staff's recommendation from Mr. Ruble. He was in agreement with the elimination of the condition of the lot sales. Mr. Bergman stated that it was Mr. Ruble's recommendations that the infrastructure be in place before moving to the next section and that he was agreeable with the bonding for sidewalks.

Mr. Fisher opened the meeting to the public.

Mr. Cedar expressed concerns regarding approval of the park before the meeting of the Homeowner Association. He also stated the water pressure is not consistent and the drainage is not adequate on his lot.

Mr. Russell expressed concern regarding the approval to delete restrictions on the timing of construction based on lot sales in previous sections.

Mr. Fisher closed the meeting to the public.

Ms. Weerts Hall stated that Beazer must come before the Plan Commission for approval before each Section is developed. Ms. Weerts Hall stated that they are asking to have the 75% lot sale removed for all remaining sections.

Mr. Bergman stated that one of the main concerns is the infrastructure and making sure it is built out in an orderly manner that allows for adequate connections between the different parts of the development. He stated that as long as this is being done staff would recommend that a favorable recommendation be sent to City Council that the portion of the commitment regarding the 75% of the lots sales be deleted. Mr. Bergman stated that bonding for the sidewalks would also meet with staff's approval.

Motion: Ms. Zeigler made a motion to approve this request with staff recommendation the lot sales requirement is deleted and, bonding is allowed for sidewalks and to forward the request to the Columbus City Council with a favorable recommendation. Mr. Colglazier seconded the motion and it carried with a vote 6-0.

MP-05-10: TAULMAN MINOR SUBDIVISION – is a request by Marcus and Pamela Taulman to create a lot of 14.14 acres and a parent tract remainder of 40.59 acres. The property is located on the east side of County Road 400 West opposite the intersection with County Road 550 South in Wayne Township.

Mr. Weintraut presented the staff report on this request.

Mr. Rik Sanders with E.R. Gray & Associates represented the petitioner.

Mr. Sanders stated that the drawing has been revised to meet the conditions of the Plat Committee meeting. He stated they were asking for modification for relief of sidewalks.

Mr. Fisher opened the meeting to the public.

Ms. Janice Corey asked if the parent tract would remain agricultural. Mr. Sanders stated that it was his opinion that it would remain agricultural.

Mr. Fisher closed the meeting to the public.

Mr. Bergman stated staff would recommend approval of this request and the modification for relief of sidewalks.

Motion: Mr. Kittle made a motion to approve this request and the modification for relief of sidewalks. Mr. Heaton seconded the motion and it carried with a vote of 6-0.

SU-05-17: EAST COLUMBUS SEPARATE BAPTIST CHURCH – is a request by East Columbus Separate Baptist Church to rezone a property of 0.53 acres from B-5 (General Business) to SU-1 (Churches) in order to build a parking lot and to build a fellowship hall addition. The property is located at 452 South Mapleton Street in the City of Columbus.

Mr. E.R. Gray with E.R. Gray & Associates represented the petitioner. He asked for a continuance to the November 2005 meeting.

Motion: Mr. Heaton made a motion to continue this request to the November 2005 meeting. Mr. Kittle seconded the motion and it carried with a vote of 6-0.

PP-05-03: 8th REPLAT OF WHITFIELD COMMERCIAL CENTER MAJOR SUBDIVISION– is a request by MEDCOM to create two lots totaling 2.94 acres. The property is located at the southeast corner of the intersection of Tenth Street and Schnier Drive in the City of Columbus

Mr. Weintraut presented the staff report on this request.

Mr. Orwic Johnson with Columbus Surveying & Engineering and Joseph Sheehy represented the petitioner.

Mr. Johnson stated that when this development occurred there was no request for sidewalks in this area. He stated that the majority of the lots have been developed. Mr. Johnson stated that the BMV is currently under construction at this site with no requests for sidewalks. He stated that with the established buildings on the east side of this half block there are no existing sidewalks. He stated there it would be too expensive to build 780 feet of sidewalk to create a 160-foot wide lot.

Mr. Fisher asked where the sidewalks are located in the general area of this site. Mr. Weintraut stated that the sidewalks start at the corner of Marr and 10th Street and go east.

Mr. Fisher asked if there were sidewalks on Schnier Drive or Pavilion. Mr. Weintraut said no.

Mr. Fisher asked why the Bureau of Motor Vehicles was allowed to be constructed without installing sidewalks. Mr. Weintraut stated that Bureau of Motor Vehicles was an Administrative

Subdivision that moved the lot line. He stated that Agricultural and Administrative Subdivisions do not have to install sidewalks.

Mr. Sheehy stated this lot has been vacant for years and nothing but a bunch a weeds. He stated it had been for sale a number of months and stated they now have a buyer for a portion of the lot. Mr. Sheehy stated that putting sidewalks around a developed medical office building does not make sense to him. He stated the proposal of installing sidewalks along 10th Street would make the parking lot even more accessible to skateboarders and move pedestrian traffic into 10th Street.

Mr. Fisher asked where the People Trail would be installed along 10th Street. Mr. Colglazier stated that it would be along the south side of the 10th Street corridor.

Mr. Fisher opened the meeting to the public.

There was no one to speak for or against this request.

Mr. Fisher closed the meeting to the public.

Mr. Heaton asked what the cost would be for the sidewalk. Mr. Johnson stated to do the necessary grade work and new sidewalks would be approximately \$30 per liner foot. Mr. Bergman stated that the cost would be \$23,400. Mr. Bergman asked the sale price of the lot. Mr. Sheehy stated the sales price of the property was \$140,000.

Mr. Fisher stated it was his opinion that the request for relief of sidewalks should be approved given the decision criteria.

Mr. Colglazier stated that this would become a more used pedestrian corridor and this needs to be as accommodating as possible to pedestrian use. He stated that sidewalks should be installed at this site.

Mr. Heaton stated that this was a main corridor in Columbus. He stated that sidewalks should be installed at the site.

Mr. Fisher stated that the Bureau of Motor Vehicles that did not require any action on the part of the Plan Commission and they were not required to install sidewalks. He stated that now we were asking another petitioner to meet this modification. He stated consistency is important.

Mr. Bergman stated that the ordinance says that if you are moving a lot line back and forth or you are going to create a lot for agricultural purposes you do not need to install sidewalks. He stated this is what happened with the Bureau of Vehicles. They only moved a lot line from one place to another. He stated that this situation was different because Dr. Sheehy is acting as developer and creating a new buildable lot. This will increase traffic and increase the use of this area. He stated that the intent of the ordinance is, as development occurs, whatever size there is a proportional response to make sure the community gets the infrastructure that compliments that development.

Mr. Sheehy stated it was an unfair request to make them install sidewalks completely around Lot 6.

Mr. Kittle asked if the relief for sidewalks was not granted where the sidewalks would be located

at this site. Mr. Bergman stated that the sidewalks would be required across 10th Street and then down Schnier Drive. Mr. Bergman stated the Commission would be allowed to grant relief from all or some of this requirement. Mr. Kittle asked what would drive sidewalks east of this site along 10th Street. Mr. Bergman stated that a similar request with new development. Mr. Colglazier stated that the People Trail along south of 10th Street has been adopted as part of the current extension plans.

Mr. Bergman stated that in the future 10th Street would become a pedestrian corridor. He stated as this area is developed it is important that these people be able to walk to their destination. He stated that this is part of doing business in creating new lots for sale. He stated it would cost \$6,720.00 to construct a sidewalk along 10th Street. He stated that this did not seem a large amount when compared to the selling price of the lot. Mr. Bergman stated staff would recommend approval of this request with the modification request be denied with regards to 10th Street and approval of relief along Schnier Drive.

Motion: Mr. Kittle made a motion to approve this request with complete relief from sidewalks. Mr. Hatter seconded the motion and it failed with a vote of 5-1 with Mr. Colglazier being the nay vote.

Motion: Mr. Colglazier made a motion to approve with staff recommendations and to waive sidewalk requirements except for the frontage along 10th Street. Mr. Heaton seconded the motion and it failed with a vote of 2-4 with Ms. Zeigler, Mr. Kittle, Mr. Hatter and Mr. Fisher being the nay votes.

The request was continued to the November 2005 meeting.

Mr. Colglazier stated he would ask Ed Curtin to attend the next meeting to explain the People Trail project in this area.

DOWNTOWN COLUMBUS PLAN – is a request by the Columbus Re-development Commission and the Columbus/Bartholomew Planning Department for the Downtown Columbus Plan to be adopted as an element of the City of Columbus Comprehensive Plan. The Downtown Plan provides a strategy for development within the “Downtown Columbus” character area identified by the Comprehensive Plan’s Land Use Plan element.

Mr. Bergman stated that the packets that were sent out included a Resolution for the Plan Commission to approve the Strategic Development Plan for Downtown Columbus and recommending to the City Council that it be adopted as part of the Comprehensive Plan. He stated that there was also supporting background information that gives details of the downtown plan and repeats the policies of the Comprehensive Plan. Mr. Bergman stated staff believes the Downtown Plan is complimentary and consistent with current policies and land use principals in the exiting Comprehensive Plan and will serve as a guide to those items.

Mr. Tom Vujovich represented the Redevelopment Commission.

Mr. Vujovich stated that the Redevelopment Commission contracted with consultants Development Concepts Inc., from Indianapolis to help develop a plan for Downtown Columbus. He stated that process has been completed by the Vision 20/20 Committee chaired by the Mayor and Will Miller. He stated that they worked very closely with the consultants throughout the planning process. He stated they recommended to the Redevelopment Commission adoption of the Strategic Development Plan and an implementation strategy, which is designed to have an

immediate impact on redevelopment activities in the Downtown. He stated as those redevelopment opportunities arise it is important that the Plan Commission and City Council have available to them the contents and the foundation of this plan as part of the City's Comprehensive Plan. Mr. Vujovich stated it would be a tool for the community to judge the plans that are presented for redevelopment. He stated the request is for Plan Commission to recommend to the City Council that the Strategic Development Plan be made an element of the City's Comprehensive Plan.

Mr. Fisher opened the meeting to the public.

There was no one to speak for or against this request.

Mr. Fisher closed the meeting to the public.

Mr. Vujovich stated as a community we would identify and work to remove barriers to development in the Downtown. He stated over the coming months the Redevelopment Commission would be back before the Plan Commission directly or there would be contact from Mr. Bergman as the barriers are identified.

Mr. Vujovich stated that the plan identifies four different initiatives to address immediately. The first one is hospitality, which is generally defined as hotel, eating, dining opportunities and parking. Another one is a sports complex. Education is the third initiative, which is exploring bringing adult education programs to Downtown. The last initiative is housing, which focuses on the Post Office site. They are trying to acquire this building and retain a retail function of the Post Office in the Downtown, but move the distribution. He stated they are proposing to turn that site into a private housing development. Mr. Vujovich stated this plan builds on the strengths and attributes that Columbus already has in place.

Motion: Ms. Zeigler made a motion to adopt General Resolution 2005-1 regarding the adoption of the "Downtown Columbus Plan" as an element of the City of Columbus Comprehensive Plan as presented by the Planning Staff and send a favorable recommendation to the City Council. Mr. Heaton seconded the motion and it carried unanimously by voice vote.

DISCUSSION ITEMS

REPORTS & RECOMMENDATIONS

DIRECTOR'S REPORT

LIAISON REPORTS

Written reports were received and discussed.

ADJOURNMENT: 7:40 P.M.

David L. Fisher, President

Steve T. Ruble, Secretary